

Prepared by and return to:

Terence P. McCarthy, Esq.

McCarthy, Summers, Wood,
Norman, Melby & Schultz, P.A.

2400 SE Federal Highway, 4th Floor
Stuart, Florida 34994
772-286-1700

File Number: 15153.01 (2549)

PCN.: 27-37-41-007-000-00150-0

Will Call No.:

(space above this line for recording data)

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS WARRANTY DEED, made this 24th day of August, 2020, by between **Jensen Cap Investments, LLC, a Florida limited liability company**, whose post office address is 105 Foulk Road, Wilmington, DE 19803 ("Grantor*"), to **Martin County, a political subdivision of the State of Florida** whose post office address is 2401 SE Monterey Road, Stuart, Florida 34996 ("Grantee*"):

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Martin, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to taxes for 2020 and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:



Print

Laura Fajardo



Print

[illegible]

GRANTOR:

Jensen CAP Investments, LLC, a Florida limited liability company

By:



Print

Stephen Cohen

Its:

Authorized Representative

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24th day of August, 2020, by Stephen Cohen, as Authorized Representative of Jensen CAP Investments, LLC, a Florida limited liability company, on behalf of the Company.

(SEAL)




Notary Public – State of Florida

Printed Name: Laura Fajardo

Personally Known OR Produced Identification

Type of Identification Produced: _____

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EXHIBIT A



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°53'11"W ALONG THE SOUTH LINE OF LOT 15, MARY J. DESTEBEN'S SUBDIVISION, MARTIN COUNTY, FLORIDA.

2. THIS IS NOT A BOUNDARY SURVEY.

3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT www.martin.fl.us/accessibility-feedback.

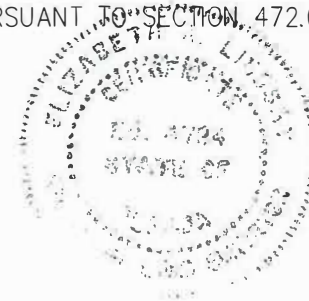
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 6, 2019, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER
UNLESS DIGITALLY SIGNED



SHEET NO. 1
OF 3 SHEETS
PROJECT NO.
05-80 D

DATE	REVISIONS
02/25/20	REVISE DRAWING
03/10/20	REVISE DRAWING PER MARTIN CO

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 28,
TWP. 37 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY

DATE 06/12/2019
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5739 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY

A 7.50 WIDE STRIP OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00°07'48" WEST ALONG THE EAST LINE OF SAID SECTION 28, 166.25 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 OF THE PLAT OF MARY J. DESTUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; THENCE NORTH 89°53'11" WEST ALONG SAID LINE, 47.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°53'11" WEST ALONG SAID LINE, A DISTANCE OF 7.55 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF N.E. SAVANNAH ROAD (STATE ROAD 723), A 100.00 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 197, PAGE 407, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,482.69 FEET, WHICH THE RADIAL LINE BEARS SOUTH 83°22'35" EAST FROM THE CENTER OF SAID CURVE; THENCE NORTHERLY ALONG SAID CURVE, ALONG SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 41.28 FEET THROUGH A CENTRAL ANGLE OF 01°35'42"; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 05°01'43" EAST, 125.65 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 15 OF THE PLAT OF MARY J. DESTUBEN'S SUBDIVISION; THENCE SOUTH 89°52'46" EAST ALONG SAID LINE, 7.53 FEET TO AN INTERSECTION WITH A LINE BEING 7.50 FEET EASTERLY OF, AND PARALLEL WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.E. SAVANNAH ROAD (STATE ROAD 723); THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) COURSES; (1) SOUTH 05°01'43" WEST, 126.29 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,490.19 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 40.63 FEET THROUGH A CENTRAL ANGLE OF 01°33'44" TO THE POINT OF BEGINNING.

CONTAINING 1,252 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

SAID STRIP OF LAND BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
05-80 D

DATE	REVISIONS
<u>02/25/20</u>	<u>REVISE DRAWING</u>
<u>03/10/20</u>	<u>REVISE DRAWING PER MARTIN CO.</u>

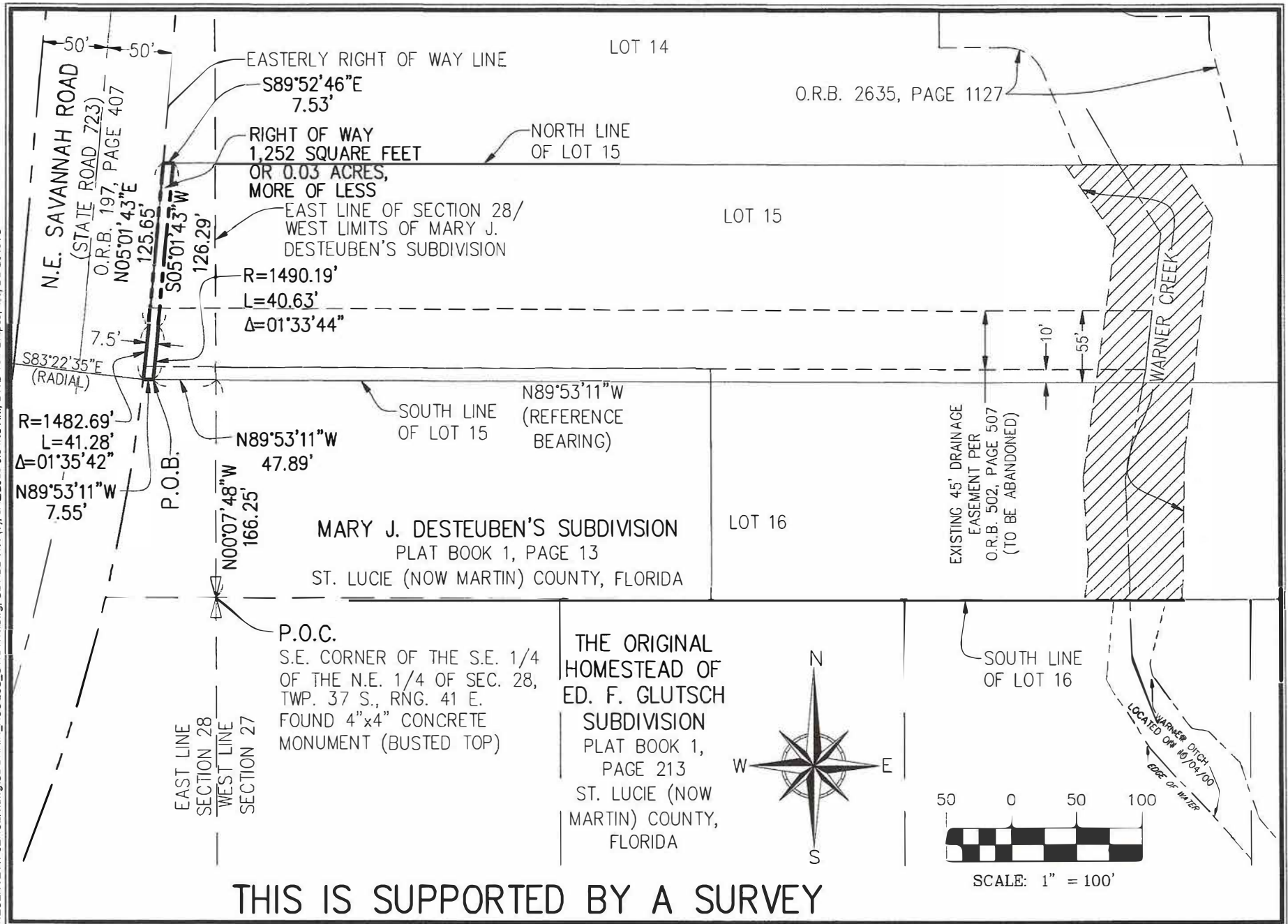
A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 28,
TWP. 37 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY

DATE 06/12/2019
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

EXHIBIT A



THIS IS SUPPORTED BY A SURVEY

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
05-80 D

DATE	REVISIONS
02/25/20	REVISE DRAWING
03/10/20	REVISE DRAWING PER MARTIN CO.

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 28,
TWP. 37 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
RIGHT OF WAY

DATE 06/12/2019
SCALE 1" = 100'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

B **BETSY LINDSAY, INC.**
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852